



Regular Council Meeting for Public Hearings

Monday, June 18, 2007

Place: Council Chambers
Richmond City Hall
6911 No. 3 Road

Present: Mayor Malcolm D. Brodie
Councillor Linda Barnes
Councillor Cynthia Chen
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Sue Halsey-Brandt
Councillor Rob Howard
Councillor Bill McNulty
Councillor Harold Steves

Gail Johnson, Acting Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 7:03 p.m.

- 1. **Zoning Amendment Bylaw 8020 (RZ 05-318567)**
(10940 Mortfield Road; Applicant: Judy Smith)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH07'6-1

It was moved and seconded

That Zoning Amendment Bylaw 8020 be given second and third readings.

CARRIED



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- 2. **Zoning Amendment Bylaw 8087 (RZ 06-335516)**
(8471 No. 1 Road; Applicant: Raman Kooner)

Applicant's Comments:

The applicant was not present.

Written Submissions:

Yaping Zhang and Jianning Zhao, 112 – 8860 No. 1 Road (Schedule 1)

Submissions from the floor:

None.

PH07 6-2

It was moved and seconded

That Zoning Amendment Bylaw 8087 be given second and third readings.

CARRIED

- 3. **Text Amendment Bylaw 8200 – Secondary Suites**
(Applicant: City of Richmond)

Applicant's Comments:

City staff were available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH07 6-3

It was moved and seconded

That Text Amendment Bylaw 8200 be given second and third readings.

CARRIED

PH07 6-4

It was moved and seconded

That Text Amendment Bylaw 8200 be adopted.

CARRIED



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4. **Zoning Amendment Bylaw 8203 (RZ 06-323970)**
(4211 Garry Street, an unconstructed laneway to the north, and an unconstructed roadway to the east of 4211 Garry Street.; Applicant: Garry West Holdings Inc.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

Paul Ursich, President of the Strata Council for 4111 Garry Street outlined issues that may have an impact on the existing townhouses, and asked the developer to be mindful of several concerns associated with sharing a driveway with the proposed project including the following:

- requirement for a right of way agreement;
- increased traffic will require placement of safety measures for children playing in the area;
- providing clear direction for visitors when assigning unit numbers and designing the address signage;
- cost sharing of common property issues such as deterioration of infrastructure and insurance;
- taking provisions for adequate drainage methods;
- minimization of disruption before and during construction;
- taking into consideration the impact on 4111 Garry Street when determining the tree species to be planted, and the garbage location and method of removal.

He concluded by indicating the Strata Council would like to be informed as the development progresses.

Tim Evans, 4111 Garry Street expressed his concern regarding the addition of vehicles from the proposed development to an area with existing traffic congestion and safety concerns. He suggested reducing the number of units and implementation of speed bumps as a traffic safety measure.



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Bob Madsen, member of the Strata Council, and resident of 4111 Garry Street made several requests of the developer, including giving consideration to placing an illuminated address sign; providing a covered garbage enclosure located far away from the units; and contributing funds for maintenance of the fence located on the shared property line.

A resident of 4111 Garry Street, and gardening liaison for the Strata Council expressed her concern regarding the placement of an adequate irrigation system, noting that the site for 4111 Garry Street is higher than the proposed development's site, and the possibility for flooding exists. She indicated that she is a landscaper and suggested different tree species that should be planted.

In answer to a query, Jean Lamontagne, Director of Development advised that the cross-access easement providing access to the proposed development via the driveway of 4111 Garry Street is registered. He further advised that traffic safety measures for the site before and during construction will be addressed by submission of a Construction Parking and Traffic Management Plan to the Transportation Division which is a requirement of the applicant prior to obtaining a building permit.

Mr. Lamontagne also indicated that issues regarding signage; unit number assignment; and garbage enclosures are addressed at the development permit stage, and that installation of adequate perimeter drains during and prior to construction are a requirement.

Matthew Cheng, Project Architect for the proposed project provided the following advice:

- garbage will not be collected from individual units; as a result of discussions with the City of Richmond's Garbage Department, trash compact bins will be located along the side of the fire exit driveway;
- the site for the proposed development is lower in grade than 4111 Garry Street, and will be raised by approximately ½ meter to become compatible with the driveway to the west;
- the developer will take into account concerns expressed regarding signage;
- concerns regarding tree planting, and the most appropriate species will be discussed with the applicant's arborist and landscape architect; and



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- placement of speed bumps will be taken into consideration.

As a result of the foregoing discussion, staff was requested to ensure that traffic mitigation measures for this complex and Garry Street in general are considered. Also the issues of adequate drainage; clear and visible signage; and planting of appropriate trees such as some conifers be addressed at the development permit stage.

Mr. Lamontagne indicated that comments and concerns expressed about traffic safety would be forwarded to the City's Transportation Division.

PH07 6-5

It was moved and seconded

That Zoning Amendment Bylaw 8203 be given second and third readings.

CARRIED

5. **Official Community Plan Amendment Bylaw 8213**
(Applicant: City of Richmond)

Applicant's Comments:

City staff were available to answer questions.

Written Submissions:

None.

Submissions from the floor:

A resident of Richmond Gardens expressed frustration, feeling that the City of Richmond's retention of low income housing is inadequate. The delegation believed that City staff should review and consider re-wording the Official Community Plan Amendment Bylaw 8213 to clearly state to developers that 1:1 replacement of affordable housing is a mandatory requirement, and is not just being encouraged.

Staff clarified that although the word "encourage" appears in Bylaw 8213, a 1:1 replacement is still a requirement of the policy, where applicable, within the Richmond Affordable Housing Strategy.



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In answer to a query regarding procedures for future revisions of the Richmond Affordable Housing Strategy, Terry Crowe, Manager of Policy Planning advised that proposed changes to the Strategy resulting in an amendment to the Official Community Plan would require a Council resolution, and any significant change would involve a public process first.

Mr. Crowe further advised that annual monitoring of the Strategy is part of the work program, and staff will be seeking direction from Council on an ongoing basis regarding modifications to the Strategy.

PH07:6-6

It was moved and seconded

That Official Community Plan Amendment Bylaw 8213 be given second and third readings.

CARRIED

- 6. **Zoning Amendment Bylaw 8218 (RZ 06-333717)**
(2431 McKessock Avenue; Applicant: Elegant Development Inc.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

Amin Bardai, 12231 No. 2 Road (Schedule 2)

Submissions from the floor:

With regard to concerns expressed in Mr. Bardai's letter, Jean Lamontagne clarified that the letter does not relate to, or affect the current application, rather the writer refers to a previously approved application by the same applicant.

Discussion ensued, and staff was strongly encouraged to ensure that the outstanding issues from the previous application are appropriately resolved, and that the applicant adheres to high standards of construction and development.



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PH07 6-7

It was moved and seconded

That Zoning Amendment Bylaw 8218 be given second and third readings.

CARRIED

7A. **Proposed Single-Family Lot Size Policy 5440**

(area bounded by the rear boundaries of the properties on the south side of Bird Road, No. 5 Road, Cambie Road and the west side of Barga Drive)

7B. **Zoning Amendment Bylaw 8225 (RZ 05-303370)**

(3491 No. 5 Road; Applicant: Eric Hoegler)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH07 7-8

It was moved and seconded

That Single-Family Lot Size Policy 5440 for the area bounded by the rear boundaries of the properties on the south side of Bird Road, No. 5 Road, Cambie Road and the west side of Barga Drive be amended to permit rezoning and subdivision to Single-Family Housing District (R1/B) for 3491 No. 5 Road provided there is no vehicle access to No. 5 Road.

CARRIED

PH07 7-9

It was moved and seconded

That Zoning Amendment Bylaw 8225 be given second and third readings.

CARRIED



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- 8. Zoning Amendment Bylaw 8232 (RZ 07-363805)
(10560 Williams Road; Applicant: Khalid Hasan/Urban Era Builders)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

None.

PH07:7-10

It was moved and seconded

That Zoning Amendment Bylaw 8232 be given second and third readings.

CARRIED

- 9. Zoning Amendment Bylaw 8237 (RZ 07-363794)
(10711 Williams Road; Applicant: Khalid Hasan)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

None.

PH07 6-11

It was moved and seconded

That Zoning Amendment Bylaw 8237 be given second and third readings.

CARRIED



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10. **Zoning Amendment Bylaw 8245 (RZ 07-361121)**
(10351 Williams Road; Applicant: Pardeep and Arjan Bhullar)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

None.

PH07 6-12

It was moved and seconded

That Zoning Amendment Bylaw 8245 be given second and third readings.

CARRIED

ADJOURNMENT

PH07 6-13

It was moved and seconded

That the meeting adjourn (7:52 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular Meeting for Public Hearings of the City of Richmond held on Monday, June 18, 2007.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer,
City Clerk's Office
(Gail Johnson)

To Public Hearing
Date: June 18, 2007
Item #: 2
Re: Bylaw 8087

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Tuesday, 12 June 2007 9:12 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #137)

**SCHEDULE 1 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
JUNE 18, 2007**

Send a Submission Online (response #137)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	2007-06-12 9:11:53 PM

Survey Response

Your Name:	Yaping Zhang, Jianning Zhao
Your Address:	112-8860 No. 1 Road, Richmond
Subject Property Address OR Bylaw Number:	8471 No. 1 Road
Comments:	We don't have any objection regarding this rezoning property. We are sorry that we won't be able to attend the Public hearing.

SCHEDULE 2 TO THE MINUTES OF THE REGULAR MEETING OF COUNCIL FOR PUBLIC HEARINGS HELD ON MONDAY, JUNE 18, 2007

		INT
	DW	
/	GJ	gs
	KY	
	DB	
	WB	

By Fax: 278-5439

Public Hearing

Date: June 18, 2007

Item #: 6

Re: Bylaw 8218

June 17 2007

Director
City Clerk's Office
City of Richmond

Dear Sir / Madam:

Re: Zoning Amendment Bylaw 8218 on Monday June 18th 2007
(RZ 06-333717) Applicant: Elegant Development Inc

8060-20-8218

Since I will not be able to attend the application hearing on Monday June 18th 2007 I would like my letter to be part of public record

Although this letter may not affect the zoning application by Elegant Development Inc (Mr. Jay Minhas - President) it is meant to bring my concern to the attention of the City Council

Elegant Development Inc had applied for rezoning at 12251 No. 2 Road at a public hearing on July 15th 2005. Mr. Minhas, in an effort to have a successful conclusion to the hearing, agreed to address my concerns about damage to my home at 12231 No 2 Road. His architect Mr. Patrick Cotter in a memorandum to the City dated July 18th 2005 wrote, "As per our original discussions, we have committed to repairing any damage to neighboring properties caused as a result of our demolition and/or construction activity on this project".

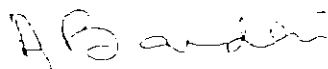
Subsequent to numerous promises by Mr. Minhas, very little repair work has been done to my home. A new slab that was poured in the garage started cracking within five weeks and the new fence does not extend as far as my existing fence did with the result that there about two and a half feet of open space left. In spite of urgings ranging from the Mayor's office to other City Hall personnel, Mr. Minhas has been most uncooperative and has ceased communications with me. A lot of repairs to the damaged areas to my home are still pending and yet Mr. Minhas refuses to abide by his commitment.

Obviously both Mr. Minhas and Mr. Cotter had wanted to score brownie points to facilitate quick approval. I have been an innocent taxpayer who is stuck with damaged areas to my home as a result of the above construction and developers like Mr. Minhas walk away with huge profits.

If Mr. Minhas is asked at the hearing about repairing any damage caused to the neighboring properties should his application be approved, his answer will be the same as it was on July 15th 2005 - and he will walk all the way to the bank after completion of the project.

I respectfully request The Mayor and the Councilor to have anyone, doing business within the City of Richmond, to abide by the City's good neighbor policy and respect the right of taxpayers. Anything less would be tantamount to abdicating its responsibility to us.

Respectfully submitted,



Amin Barda
12231 No 2 Road
(604) 241-9115
aminbarda@shaw.ca

* Bylaw 7944 Adopted February 13, 2006